

IV. CUMULATIVE AND GROWTH INDUCING IMPACTS

A. CUMULATIVE IMPACTS:

As a result of the anticipated development within the study area, various infrastructure components and other community facilities will experience cumulative impacts. Specifically, these impacts will include increases to area traffic, community density, stormwater run-off and an increase in the demand for municipal services and utilities. In addition, impacts to vegetation, wildlife, historical and archaeological features, and aesthetics will also be realized. Impacts to the above cited community facilities will vary depending upon the actual development that takes place and the mitigation measures that are employed.

Implementation of a funding mechanism that will allow the Town to collect funds and undertake improvement projects will reduce cumulative impacts. This is especially true in regard to highways, utilities and municipal services such as schools. Impacts to existing densities and general community aesthetics will be more difficult to off-set regardless of funds collected.

In addition to the above cited negative cumulative impacts, development within the study area will also result several positive impacts. These impacts include the enlargement of the Town's tax base, increased spending at local commercial facilities which will result in additional sales tax dollars, and an increase in population which will attract further investment in commercial establishments and services.

B. GROWTH INDUCING IMPACTS:

The development of new residential dwellings and commercial establishments within the study area may result in new growth throughout the Town of Colonic. Commercial growth may result from the additional demand for goods and services required by the increased population. New residential development can be expected to take place as developers capitalized on the overall growth of the area. Where large undeveloped properties are unavailable in-fill development will take place.

Financing of the anticipated development may come from a variety of private and public sectors services usually associated with development. Investment banking may be utilized to support future development and additional private financing may also be utilized.